



3 Wilmot Road
Purley, CR8 2HH

Guide Price £475,000



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Tucked away in a popular cul de sac, this three bedroom semi detached home in Purley combines character, space and a location that works perfectly for family life.

The ground floor offers a welcoming layout with a bay fronted living room featuring window shutters and a fireplace, a separate dining room opening onto the garden, and a generous kitchen breakfast room with plenty of room to cook and gather.

Upstairs are two double bedrooms, one with fitted wardrobes, and a third bedroom that also works well as a home office. A modern four piece bathroom completes the accommodation, with further storage available in the loft.

The property has been well cared for, including newly fitted double glazing in 2021 and a new combi boiler in 2023. Outside, a private garden with patio and lawn creates a relaxing space, and there is the added benefit of off road parking.

With Purley town centre just a short walk away, offering shops, cafes and restaurants, and green spaces such as Riddlesdown Common and Foxley Woods nearby, this home balances convenience with a great lifestyle setting.





Entrance Hall
14'4" x 5'4" (4.39m x 1.65m)

Living Room
13'3" x 11'11" (4.06m x 3.64m)

Dining Room
13'0" x 10'11" (3.98m x 3.33m)

Kitchen
21'0" x 8'2" (6.41m x 2.49m)

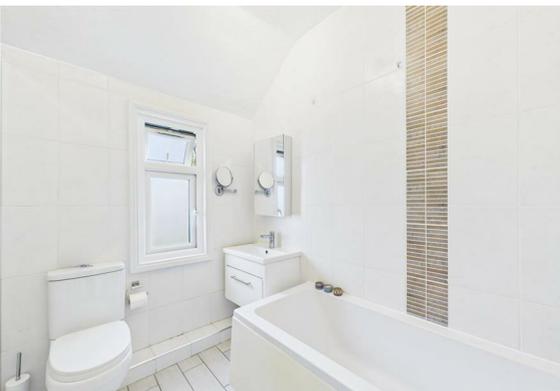
Landing
7'8" x 3'0" (2.36m x 0.92m)

Bedroom
12'0" x 8'9" (3.67m x 2.67m)

3.63m x 3.6m

Bedroom
8'4" x 5'8" (2.55m x 1.75m)

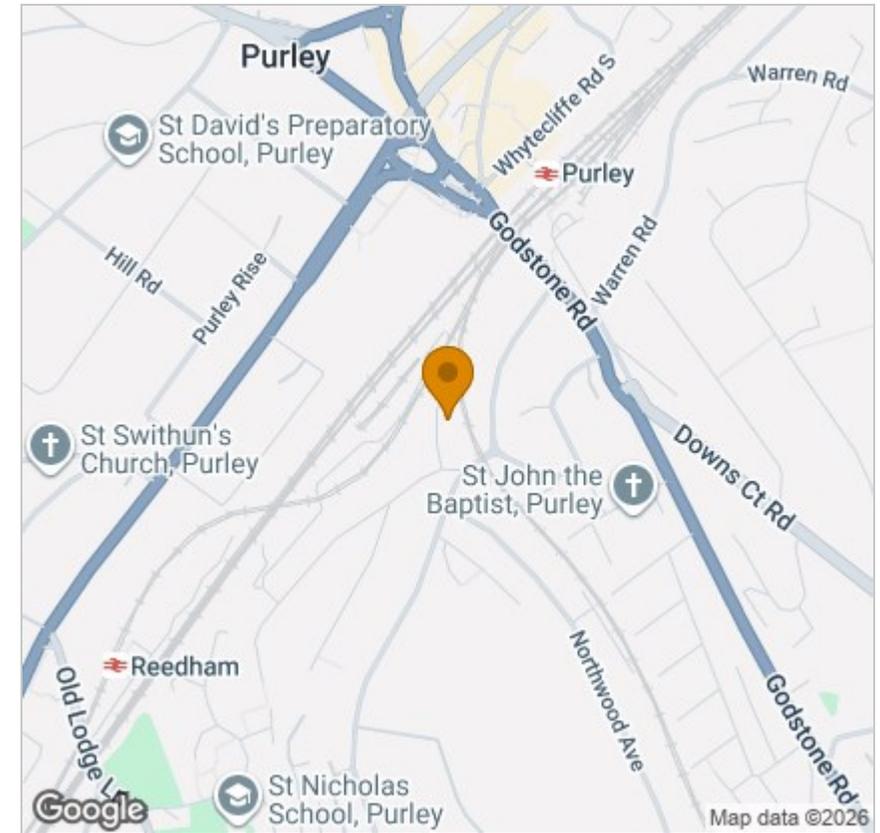
Bathroom
7'5" x 8'2" (2.27m x 2.5m)



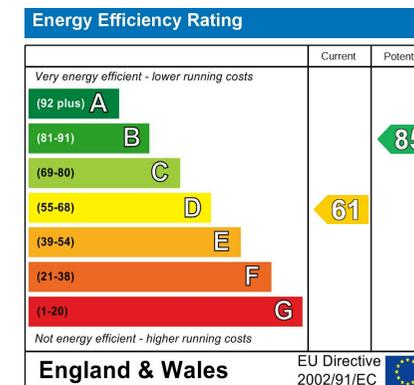
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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